

**CITY OF LEESBURG PLANNING & ZONING DIVISION  
STAFF SUMMARY**

**DATE:** November 15, 2013  
**OWNER:** Hawthorne Residential Cooperation Association, Inc  
**PETITIONER:** Greg Beliveau  
**PROJECT:** Hawthorne CR 48 Development  
**REQUEST:** Planned Developments Rezoning  
**CASE NO.:** RZ-13-150

**GENERAL LOCATION:** The property is generally located North of CR 48, East of US Hwy 27.

**FUTURE LAND USE DESIGNATION:**  
General Commercial & Conservation

**SURROUNDING FUTURE LAND USE DESIGNATION:**

North -	County Urban Low Density
South -	County Urban Low Density & County Agriculture
East -	County Urban Low Density
West -	County Urban Low Density

**PROPOSED FUTURE LAND USE DESIGNATION:**  
(no change requested)

**EXISTING ZONING DESIGNATION:** PUD (Planned Unit Development)

**SURROUNDING ZONING DESIGNATIONS:**

North –	County A (Agricultural)
South -	County A (Agricultural) & County R-6 (Urban Residential), City PUD (Planned Unit Development)
East -	County RM (Mixed Home Residential)
West -	County RM (Mixed Home Residential) & County R7 (Mixed Residential)

**PROPOSED ZONING DESIGNATION:**  
PUD (Planned Unit Development)

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE:**

North -	Undeveloped
South -	Single Family Residential (Manufactured Homes) and Undeveloped
East -	Single Family Residential (Manufactured Homes)
West -	Single Family Residential (Manufactured Homes)

**PROPOSED LAND USE:** Mixed use development to allow a maximum of 159,900 sq. ft. residential assisted facilities (ACLF, nursing home) and commercial development (commercial, office and community facilities) of a maximum of 240,330 sq.ft